

Subject: Accessory Dwelling Unit (ADU) Discussion

Meeting Date: Monday, March 27, 2023	
Submitted/Presented by/Department: Melissa Houtsma - Community Development	
Action Type	
<input type="checkbox"/> Consent Item	<input checked="" type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> Informational Only
<input type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Other:
Action	
Work session discussion.	
Background	
<p>After being mentioned in both the 2040 Comprehensive Plan and the draft document reviewing the city's housing policies and programs, staff began exploring the option of allowing accessory dwelling units (ADUs) within the city.</p> <p>In brief summary, accessory dwelling units (granny flats, carriage houses, in-law suite, etc.) are a secondary, generally smaller, dwelling structure located on the same lot as the primary structure, typically a single family home. The ADUs typically have all of the standard components of a traditional home such as bedrooms, bathrooms, kitchens, etc. but the smaller scale lends itself to a higher level of affordability. The ADUs can be occupied by family members, often times seniors looking for some level of independent living, as well as be rented out as an additional form of income.</p> <p>During initial exploration, it seems many first ring suburbs within the metro area have adopted language permitting ADUs, however cities that current do allow ADUs are largely limited to the southern portion of the metro. A survey is attached briefly summarizing the following first ring suburbs and their regulations around ADUs,</p> <ul style="list-style-type: none"> • Bloomington (y) • Columbia Heights (n) • Falcon Heights (n) • Golden Valley (y) • Inver Grove Heights (y) • Maplewood (n) • North St. Paul (n) • Richfield (y) • Roseville (y) • South St. Paul (n) • St. Louis Park (y) <p>While there are multiple regulations that are consistently used for the majority of the cities surveyed, staff is looking to the Council for direction on,</p> <ol style="list-style-type: none"> 1. If further exploration into ADUs is desired, and 2. Particular areas of focus. 	
Attachments	
Survey	

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Staff presentation summarizing regulation options	
Previous Relevant Actions	
N/A	
Alternatives	
N/A	
Financial	
Budgeted: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Financial Impact
Fund: N/A	
Department: N/A	
Account: N/A	
Amount: N/A	